

Chapter 263
ZONING
ARTICLE IV
District Regulations

§ 263-16.2. OP District (Office Park).

A. Allowed uses. Within any OP District, no building, structure, lot or land shall be used for other than one or more of the following uses:

- (1) Offices.
- (2) Medical clinic.
- (3) Medical laboratory.
- (4) Pharmacy.
- (5) Physical Therapy.

B. Allowed accessory uses. Accessory uses shall be as follows:

- (1) Cafeteria for employees incidental to a principal use. Any such cafeteria must use only disposable flatware, plates and cups in order to reduce the impact on the Village water system.

C. Height. For any use, no building shall be erected to a height in excess of four stories plus a basement, or 45 feet, **unless self-contained parking within the structure is provided, in which case the maximum building height may not exceed 70 feet.**

D. Lot and yard requirements. Within any OP District, no building or structure shall be erected nor any lot or land area developed unless in conformity with the following requirements:

Requirement	Measurement
Minimum lot area	40,000 square feet
Minimum lot width	200 feet
Maximum lot coverage	37.5%
Open space requirement	5,000 square feet
Minimum yards:	
Front depth	25 feet

Side yard width 20 feet

Rear depth 10 feet

- E. Floor area ratio (FAR). Within the OP District, the floor area ratio shall not exceed 0.8.
- F. Parking. There shall be one parking space for each 400 square feet of floor area of the building.
- G. Signs. Signs shall conform to the requirements of Chapter 199 of the Code of the Village of Brewster.